



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Imperial Avalon Mixed-Use Project

To: Agencies, Organizations, and Interested Parties

From: The City of Carson, Community Development Department, Planning Division

Subject: Notice of Availability of a Draft Environmental Impact Report. The City of Carson (the City) is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an EIR for the proposed project identified below:

Project Title: Imperial Avalon Mixed-Use Project

Project Location: The Project site is located at 21207 South Avalon Boulevard in the City of Carson, approximately 17 miles south of downtown Los Angeles and approximately 7.1 miles east of the Pacific Ocean. The site is in the South Bay area of Los Angeles County and is currently developed with the Imperial Avalon Mobile Estates mobile home park. It is comprised of approximately 27.21 acres located immediately southwest of the San Diego Freeway (I-405) just south of the Avalon Boulevard interchange.

Project Description: The land uses permitted in the Imperial Avalon Mixed-Use Project would directly correspond to the final Project's land use mix and would include residential uses, as well as a commercial component and park space that would be accessible to the surrounding neighborhood and community. The Project would involve removal of the existing on-site uses and construction of four multi-story mixed-use buildings within the eastern half of the Project site, and 380 for-sale townhome units within the western half of the Project site. The Project would allow for the construction of 833 residential units within the four apartment buildings, 180 of which would be age-restricted for senior residents. The apartment buildings would contain a mix of studio, one-bedroom, and two-bedroom units. The Project would also include construction of 380 dwelling units within the townhome portion of the Project. A total of 1,213 residential dwelling units would be provided. The residential apartment mixed use buildings would contain one restaurant and one café respectively. The Project also proposes a dog park, central park with amenity/leasing spaces. In addition, the Project would construct a pedestrian bridge across the Torrance Lateral along the northern boundary of the Project site to connect to the District Specific Plan Area.

Overall, the Project proposes approximately 1,527,694 square feet of residential space, 10,352 square feet of commercial uses, and 647,027 square feet of parking space.

Summary of Impacts: The Project would result in significant and unavoidable impacts related to short-term construction noise. All other topics would have a less than significant impact.

Document Availability: The Draft EIR is available for review by appointment only at the Community Development Department, Planning Division located at: City of Carson City Hall, 701 East Carson Street, Carson, CA 90745. To make an appointment please contact the Planning Division at (310) 952-1761. The Draft EIR is also available online at the City of Carson website:
<https://ci.carson.ca.us/CommunityDevelopment/ImperialAvalon.aspx>

Comment Period: The Draft EIR is made available for a 45-day review and comment period commencing August 4, 2022 and ending September 19, 2022. Any comments provided should identify specific environmental concerns related to the proposed project and must be submitted by 6:00 pm on September 19, 2022. Comments may be submitted in both English and Spanish. Please direct your comments to:

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The City will only accept written comments during the comment period. After the close of the public comment period, the City will prepare responses to timely written comments as part of the Final EIR.



Gena Guisar, Planner

August 4, 2022

Date